

DOUGLAS COUNTY BOARD OF ADJUSTMENT
Wednesday, August 23, 2023, 10:00 a.m., Government Center Board Room 201
1316 North 14th Street, Superior, Wisconsin

Meeting called to order by Chair Bob Martin.

1. ROLL CALL

Present – Bob Martin, Sam Jones, Larry Luostari, Larry Kappes, Scott Sorenson (alternate). Absent – Gary Saari. Others present – Terri Luebbe, Robin Schaffer, Zach DeVoe, Marissa Hanson, Megan Kirk, Donald McConkey, Robert & Jan Quene, Brian Finstad, Julie Phelps, Jan Jenson, Jennifer Knutson, Keith Hoffman, Bobbie Morningstar, Jesse Smith, Kevin Tidemand, Michele & Norman Trapp, Shelley Nelson, David & Jennifer Paddock, Amy Little, Barb Alwes, Judy & Joe Hilgers, Mary Ganzel, Marie Arroyo, Becky Scherf, Samuel Anderson, Dennis Wilcox, Kevin Kelly, Mary K. Jensen, Jeff Skrenes, Kathy Laakso, Matt Osterlund, Serena Krause, Ginger Krotzer, Deb DeVaney, Matt Izzard, Bob Finstad, Barb Fiandt, Matt Benson, Constance & Jason Vork, Julie & Bryndle Augesen, Pat Bartell, Suzie & Molly Warring, Jo Kemp, Judy Aspling, John & Margie Hubler, Emily Cahill (Committee Clerk).

2. ANNOUNCEMENT/CONFIRMATION OF PROCEDURAL REQUIREMENTS

Role and conduct of the Board and confirmation read. The Zoning Office confirms that state law and Douglas County Ordinance procedural requirements for this hearing have been met. This includes proper advertisement and notification to the towns and adjoining property owners.

3. APPROVAL OF MINUTES

Motion by Luostari, second Kappes, to approve June 28, 2023, minutes. Motion carried.

4. PUBLIC HEARING

SUSPEND AGENDA

ACTION: Motion by Martin, second Kappes, to change order of hearings: 1. #23-10, 2. #23-11, 3. #23-09. Motion carried.

#23-10: Matthew Benson & Jacqui Koosman, Eden Prairie, MN – Area Variance to place an accessory building for storage within the town road setback of 63-feet from the centerline or 30-feet from the right of way line, whichever is greater; the front lot line setback of 30-feet for the F-1: Forestry zone district; and within the 50-foot setback to a privy – Lot 10, Rockwood Addition to Lake Minnesuing, Section 16, T46N-R11W (BE-004-00192-00; 8323 S Summer Rd), Town of Bennett: Applicant present; applicant to place shed within setback; no objections from town.

ACTION: Motion by Kappes, second Luostari, to approve application because unnecessary hardship is present and is due to the physical limitations of the property including small lot size, property lines that do not run parallel with the development configuration of structures, and road setback and ordinary high water mark setback overlap each other. Roll call vote taken and passed with 5 – Yes, 0 – No, 0 – Absent. (Sorenson served in place of Saari). Variance request approved.

#23-11: JLKnutson Properties LLC (Jennifer Knutson-Agent), Gordon, WI – Area Variance to place a walk-in freezer addition on a legal pre-existing building within the 200 foot visual clearance triangle of the intersection of a county road and a town road; within the minimum setback of County Road Y which is 75 feet from the centerline or 42 feet from the right of way line, whichever is greater; and within the minimum front line setback of the RR-1: Residential Recreational zone district which is 30 feet - PT GOV'T LOT 4, Section 25, T44N-R11W, (150' X 550') EX W-400' (GO-012-01108-01; 11933 E County Road Y), Town of Gordon: Applicant present; applicant to place walk-in freezer within setback; current structure in poor condition and not up to code; only way to correct structure is to relocate and rebuild with 8 foot by 8 foot (64 sq. ft. total) extension towards road; no correspondence from town; applicant is chairperson for town and stated town has no objections.

ACTION: Motion by Sorenson, second Luostari, to approve application because unnecessary hardship is present and is due to the unique physical limitations of the property including small lot size with a previous nonconforming structure. Roll call vote taken and passed with 5 – Yes, 0 – No, 0 – Absent. (Sorenson served in place of Saari). Variance request approved.

#23-09: Ellen Wilder Connolly Trust, Madison, WI (Brian Finstad, Spokesperson for Project) – Area Variance to place a commercial building and patio within the County Road Y setback of 75-feet from the centerline or 42-feet from the right of way line, whichever is greater; the side lot line setback of 10-feet for the C-1: Commercial zone district; and the visual clearance triangle – W-50' of Lot 47 Townsite of Gordon, S/D SW SW, Section 31, T44N-R11W (GO-012-02157-00; 9751 E County Road Y), Town of Gordon: Representative of applicant present; proposal to place commercial building and patio within setback due to narrow lot width; Zoning expressed concerns of pedestrian traffic due to proposed building and patio being placed within setback of county road and recommended safety barriers be placed such as fencing or bollards; no objections from town.

Jan Jenson, John Hubler, Julie Augesen, Judy Aspling, and Michele Trapp spoke in favor of application.

ACTION: Motion by Jones, second Kappes, to approve application with the following condition: to place bollards between lot and street to address safety concerns. Unnecessary hardship is present and is due to the unique physical limitations of the property including legally created substandard lot with small width. Roll call vote taken

and passed with 5 – Yes, 0 – No, 0 – Absent. (Sorenson served in place of Saari).
Variance request approved.

5. FUTURE AGENDA ITEMS

No applications submitted at this time.

6. ADJOURNMENT

Motion by Jones, second Sorenson, to adjourn. Motion carried. Meeting adjourned at
11:03 a.m.

Submitted by,

Emily Cahill
Committee Clerk